



Promoting the wise use of land  
Helping build great communities

**4-1**  
**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING AND BUILDING**  
**STAFF REPORT**

**SUBDIVISION REVIEW BOARD**

<b>MEETING DATE</b> June 6, 2005	<b>CONTACT/PHONE</b> Stephanie Fuhs (805) 781-5721	<b>APPLICANT</b> Carolyn Vickers	<b>FILE NO.</b> C 04-0194 SUB 2003-00182
<b>SUBJECT</b> A request by Carolyn Vickers for one Conditional Certificate of Compliance for APN 044,322,040, a 2.85 acre parcel. The project is located on the southeast corner of Shannon Lane and Carpenter Canyon Road, north of Phillips Road, approximately 1.0 mile north of the City of Arroyo Grande, in the San Luis Bay - Inland planning area.			
<b>RECOMMENDED ACTION</b> 1. Consider and rely on the Negative Declaration that was previously adopted on January 6, 2003 for Parcel Map CO 02-0011. 2. Approve Conditional Certificate of Compliance C04-0194 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
<b>ENVIRONMENTAL DETERMINATION</b> The Environmental Coordinator finds that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted.			
<b>LAND USE CATEGORY</b> Residential Suburban	<b>COMBINING DESIGNATION</b> None	<b>ASSESSOR PARCEL NUMBER</b> 044,322,040	<b>SUPERVISOR DISTRICT(S)</b> 4
<b>PLANNING AREA STANDARDS:</b> None Applicable			
<b>LAND USE ORDINANCE STANDARDS:</b> 22.22.070 – Residential Suburban Subdivision Design Standards			
<b>EXISTING USES:</b> Single-family residences, mobile home and accessory structures			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> <i>North:</i> Residential Suburban/ Residences <i>East:</i> Residential Suburban/ Residences <i>South:</i> Residential Suburban/ Residences <i>West:</i> Residential Suburban/ Residences			
<b>OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:</b> The project was referred to: Public Works, Environmental Health, Ag. Commissioner, CDF, RWCQB, City of Arroyo Grande			
<b>TOPOGRAPHY:</b> Nearly level to moderately sloping		<b>VEGETATION:</b> Grasses, forbs, oaks, willows	
<b>PROPOSED SERVICES:</b> Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF		<b>ACCEPTANCE DATE:</b> February 17, 2005	
<b>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT:</b> COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

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**ORDINANCE COMPLIANCE:**

*Minimum Parcel Size*

Section 22.22.070 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Suburban land use category. The standards are based on the topography of the site and the type of water supply and sewage disposal. Minimum parcel size is based on the largest parcel size as calculated by tests. The proposed parcels meet all requirements for 2.5 acre parcels as follows:

TEST	STANDARD	MINIMUM PARCEL SIZE
Slope	Average slope is between 0 and 15%	1 acre
Water Supply and Sewage Disposal	On-site well On-site septic	2.5 acres

*Quimby Fees*

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

*Affordable Housing Fees*

County Ordinance 2529 establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

*Road Improvements*

This application was reviewed in detail by both Public Works and Planning and Building relative to access and circulation requirements for the area. This is in response to the potential for further divisions and development in the site vicinity. As a result of this review, it was recommended that Shannon Lane be constructed to a 2/3 A-1 section within a minimum 40-foot dedicated right-of-way.

**PROJECT HISTORY:**

The applicant is requesting one conditional certificate of compliance for a 2.85 acre remainder parcel that was created as a remainder parcel of Parcel Map CO 02-0011, which was tentatively approved by the San Luis Obispo County Subdivision Review Board on January 6, 2003. The map was recorded on February 16, 2005 in Book 63, Pages 46-51 of Maps. One of the conditions of approval (#21) for CO 02-0011 states "Prior to the sale of or further development of the remaining parcel, the applicant shall obtain approval of a certificate of compliance or conditional certificate of compliance from the county."

The applicant is proposing to sell and/or development the remainder parcel. This cannot be developed until further subdivided, or approved as a conditional certificate of compliance setting standards for road improvement and developments previously exempted as a remainder. This conditional certificate sets those conditions.

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AGENCY REVIEW:

Public Works- Supports with conditions

Environmental Health – No concerns

Ag Commissioner- No comments received

CDF – See attached fire safety plan

RWQCB – No comments received

City of Arroyo Grande – No comments received

LEGAL LOT STATUS: This parcel was created as a remainder parcel of CO 02-0011 at a time when this was the method for legally creating lots.

Staff report prepared by Stephanie Fuhs  
reviewed by Kami Griffin, Supervising Planner

**FINDINGS - EXHIBIT A**

*Environmental Determination*

- A. The Environmental Coordinator finds that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted.

*Conditional Certificate of Compliance*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan, the San Luis Bay (Inland) area plan and all other general plan policies because future development will be subject to all applicable standards and land use permit requirements and is consistent with the development of the area.
- C. As conditioned, the proposed project and associated use satisfies all applicable provisions of the Subdivision Map Act and County Real Property Division Ordinance.
- D. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of residential uses.
- E. The site is physically suitable for the proposed density of the development proposed because the site can adequately support a primary and secondary dwelling and residential accessory structures.

*Road Improvements*

- F. In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to issuance of a permit or other grant of approval for development of the parcel.

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**CONDITIONS - EXHIBIT B  
CONDITIONAL CERTIFICATE OF COMPLIANCE (VICKERS C04-0194)**

**Approved Project**

1. One Conditional Certificate of Compliance for APN 044,322,040, a 2.85 acre parcel.

**Access and Improvements**

2. **Prior to issuance of construction permits or grant of approval for development of the parcel**, the following roads and/or streets shall be constructed to the following standards:
  - a. Shannon Lane constructed to a 2/3 A-1 section within a 40 foot (min) dedicated right-of-way fronting the property. Minimum paved width to be 18 feet.
3. **Prior to issuance of construction permits or grant of approval for development of the parcel**, the intersection of Shannon Lane and Highway 227 shall be designed in accordance with the California Highway Design Manual.
4. **Prior to issuance of construction permits or grant of approval for development of the parcel**, access shall be denied to the parcel from Phillips Road and Highway 227 and that this be on the certificate.

**Improvement Plans**

5. **Prior to issuance of construction permits or grant of approval for development of the parcel**, improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to county Public Works and the county Health Department for approval. The plan is to include:
  - a. Street plan and profile;
  - b. Drainage ditches, culverts, and other structures (if drainage calculations require);
  - c. Grading and erosion control plan for subdivision related improvement locations;
  - d. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
6. **Prior to issuance of construction permits or grant of approval for development of the parcel**, the applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to county Public Works.

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7. **Prior to issuance of construction permits or grant of approval for development of the parcel**, the Registered Civil Engineer, upon completion of the improvements, must certify to county Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
8. If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by county Public Works shall:
  - a. Submit a copy of all such permits to the County Engineer OR
  - b. Document that the regulatory agencies have determined that said permit is not longer required.

#### **Utilities**

9. Electric and telephone lines shall be installed underground.
10. Gas lines are to be installed.

#### **Design**

11. The area of the parcel shall contain a minimum area of 2.25 acres exclusive of area shown for rights of way and any easement that limits the surface use for building construction.

#### **Fire Protection**

12. **Prior to issuance of construction permits or grant of approval for development of the parcel**, the applicant shall fulfill the requirements of the California Department of forestry (CDF) for fire safety as specified in CDF letter dated April 12, 2005. No construction permits will be given a final inspection until the fire safety conditions established in the letter dated April 12, 2005, from the California Department of Forestry (CDF)/County Fire Department are completed.

#### **Parks and Recreation (Quimby) Fees**

13. **Prior to issuance of construction permits or grant of approval for development of the parcel**, unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

**Affordable Housing Fee**

14. **Prior to issuance of construction permits or grant of approval for development of the parcel**, the applicant shall pay an affordable housing in-lieu fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.
15. At the time of application for grading permits, the applicant shall delineate the Environmentally Sensitive Area on the project plans, as shown on the attached exhibit, and shall show clean, sterile fill placed over the Environmentally Sensitive Area where there is to be ground disturbing activities. Fill shall not be placed within the root zone of any existing oak trees. A layer of other conspicuous material (e.g. fill of a noticeable different color and texture than native soil) shall be placed over the native soil prior to placement of the fill material. Three feet of fill shall be placed over the site so as to allow native soils to remain undisturbed.
16. Prior to any ground disturbing activities, a Phase 3 mitigation excavation shall be conducted for preservation and management of the Environmentally Sensitive site.
17. During road improvement activities, the applicant shall retain a qualified archaeologist and Native American, approved by the Environmental Coordinator, to monitor all earth disturbing activities within a 75 meter radius of the Environmentally Sensitive Area. If any archaeological resources are found during monitoring, work shall stop within 150 feet of the resource until such time as the resource can be evaluated by an archaeologist. The applicant shall implement the recommendations of the archaeologist, as required by the Environmental Coordinator.
18. Upon completion of all monitoring/mitigation activities, the consulting archaeologist shall submit a letter to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.
19. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
  - a. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
  - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

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20. At the time of application for grading permits or construction plans, the applicant shall clearly delineate the building control lines on the project plans, as shown on the attached exhibit. No development (e.g. residences, detached garages, sheds, access roads and driveways) shall be located west of the building control line located on Parcels 1, 4 and the remainder parcel to preserve the existing riparian habitat. Any vegetation planted west of the building control line shall be native and compatible with the adjacent riparian habitat.
21. Prior to any construction permit, sturdy high-visibility fencing shall be installed to protect the riparian habitat. This fencing shall be placed as far away as possible and no closer than 25 feet from the edge of existing riparian vegetation.
22. To minimize impacts to the riparian habitat, the applicant agrees to the following during construction and for the life of the project:
  - a. All riparian vegetation removal shall be shown on all applicable grading/ construction or improvement plans, and reviewed/ approved by the County (Planning and Building Dept.) before any work begins.
  - b. Vegetation removal of riparian habitat shall be limited to what is shown on the county-approved grading/ construction /improvement plans.
23. Prior to work beginning, a program shall be established which identifies how disturbed surface soils will be stabilized during and after construction (e.g. use of mulch, soil stabilizers, etc. that are compatible with riparian habitat/ sensitive species) to result in minimal erosion.
24. Any disturbed areas shall be restored as soon as possible. If the area is within close proximity of the riparian habitat, [as determined by the environmental monitor, ...within 50 feet,] a compatible native seed mix shall be used to revegetate the restored area (see following list). The same revegetation treatment shall apply for any areas to be left undisturbed for more than 30 days.

"RIPARIAN" SEED MIX

Species	# plants/ac	Source
Cornus stolonifera (redtwig dogwood)	10	seeds, mostly cuttings
Heteromeles arbutifolia (toyon)	5	seeds, cuttings
Lonicera involucrata (honeysuckle)	10	seeds, mostly cuttings
Mimulus guttatus (common monkeyflower)	10	seeds, mostly cuttings
Myrica californica (Pacific wax myrtle)	5	seeds, mostly cuttings
Platanus racemosa (California sycamore)	10	seeds, mostly cuttings
Populus trichocarpa (black cottonwood)	10	seeds, mostly cuttings
Pteridium aquilinum (bracken fern)	10	cuttings
Quercus agrifolia (coast live oak)	5	seeds, cuttings
Ribes menziesii (canyon gooseberry)	6	seeds, mostly cuttings
Rosa californica (California rose)	6	seeds, cuttings
Rubus ursinus (California blackberry)	15	seeds, cuttings
Salix lasiolepis (arroyo willow)	20	mostly cuttings
Salvia spathecea (pitcher sage)	12	seeds
Sambucus mexicana (blue elderberry)	5	seeds, mostly cuttings



- (1) This seed mix is intended to provide general guidelines when revegetating within riparian habitat. Variations of the mix may be appropriate, as recommended by the County Planning and Building Department or county-approved qualified individual, where unique biological conditions exist or seed availabilities are limited. When ordering, local seed stock should be specified and used whenever available.
25. Prior to any work beginning, should the project need to span the riparian corridor, or disturb any riparian habitat, the applicant understands that they will need to contact the following agencies to determine the need for other state or federal permits: California Department of Fish and Game, U.S. Fish & Wildlife Service, National Marine Fisheries Service, Army Corps of Engineers.
26. Any riparian vegetation removed/disturbed shall be restored with in-kind plants on a 1:1 basis. Prior to permit issuance, a revegetation plan shall be prepared by a qualified individual familiar with riparian vegetation, showing locations, amounts, size and types of plants to be replanted, as well as any other necessary components (e.g., temporary irrigation, amendments, etc.) to insure successful reestablishment.
27. All plant restoration work shall be completed and verified by the county prior to final permit approval.
28. The applicant agrees to have the revegetation area monitored and maintained for no less than three years by a qualified individual (approved by the county) until the plants are successfully reestablished. At a minimum, this shall include quarterly monitoring reports for the first year after planting and thereafter annually until it is determined to be successfully established (80% success rate). The applicant agrees to secure a bond with the county to cover the costs of monitoring and maintaining the site for the minimum three year period.
29. At the time of application for grading permits, the applicant shall demonstrate the proposed private road has been redesigned to minimize impacts to the oak trees on the remainder parcel. Redesign shall include, but not be limited to, road realignment and the incorporation of retaining walls to minimize ground disturbing activities within the root zone of the oaks.
30. At the time of application for grading permits, the applicant shall submit a tree replacement plan prepared by a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to be reviewed and approved by the Environmental Coordinator. The plan shall provide for the replacement, in kind at a 4:1 ratio, all oak trees removed as a result of the development of the project, and in addition, shall provide for the planting, in kind at a 2:1 ratio, of oak trees to mitigate for trees impacted but not removed. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replanting may not occur in the Environmentally Sensitive Area. Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, topsoil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).

31. Prior to approval of grading permits, a cost estimate for a planting plan, installation of new trees, and maintenance of new trees for a period of three years shall be prepared by a qualified individual (e.g., landscape contractor) and shall be reviewed and approved by the County Department of Planning and Building.
32. Prior to final inspection, Coast live oak trees shall be planted on the subject property to compensate for the proposed removal of oak trees (4:1 replacement ration) and the likely impact to additional oak trees (2:1 replacement ratio) which are located within the area proposed for the future road, driveways and homesites. Replacement trees shall be at least one gallon container sizes.
33. All newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding (minimum of once early Fall and once early Spring) of at least a three foot radius out from plant and adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.
34. Once trees have been planted and prior to final inspection of grading permits, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating how and when the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.
35. To promote the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees' survivability and vigor until the trees are successfully established, and prepare monitoring reports, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report(s) to maintain the population of newly planted trees and approved by the Environmental Coordinator.
36. All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

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37. Prior to issuance of construction permits, the applicant shall clearly show on the project plans all revised drainage patterns that are within 100 feet upslope of any existing (oak) trees to remain. All reasonable efforts shall be made to maintain the historic drainage patterns and flow volumes to these (oak) trees. If not feasible, the drainage plan shall clearly show which trees would be receiving more or less drainage. If the historic drainage pattern and flow volume cannot be maintained for these trees, the drainage plan shall be submitted to the Environmental Division for review. The Environmental Division will determine the significance to the affected trees from the proposed drainage pattern changes and require appropriate replacement levels (up to 4:1 replacement ratio). The applicant agrees that at such time, the County-recommended level of tree replacement along with any suggested measures to improve the success of existing and new trees will be completed. Additional monitoring of existing and/or replacement trees may also be required.
38. Prior to final inspection, the applicant shall have completed the following as it relates to weed removal around newly planted vegetation: 1) no herbicides shall have been used; 2) either installation of a securely staked "weed mat" (covering at least a 3' radius from center of plant), or hand removal of weeds (covering at least a 3' radius from center of plant) shall be completed for each new plant (this hand removal weeding shall be kept up on a regular basis [at least once in late spring (April) and once in early winter (December)]). Use of weed-free mulch (at least 3" deep) with regular replenishment may be substituted for the weed-mat.
39. The applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks: removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to "blow-overs", 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain the wildlife that is found only in the lower branches, 4) retains shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.
40. Smaller trees (smaller than 6 inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

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41. At the time of application for construction permits, the applicant shall clearly delineate the location and visual treatment of water tanks on the project plans. All water tanks shall be located in the least visually prominent location feasible when viewed from Carpenter Canyon Road. Screening with topographic features, existing vegetation or existing structures is encouraged. If the tanks cannot be screened, then the tanks shall be a neutral, non-contrasting color, and landscape screening shall be provided.

**Miscellaneous**

42. The certificate is also subject to the standard conditions of approval for using community water and septic tanks, a copy of which is attached hereto and incorporated by reference herein as though set forth in full. New wastewater disposal systems shall be designed and installation certified by a registered civil engineer, competent in sanitary engineering.

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CONDITIONAL CERTIFICATE OF COMPLIANCE  
CONDITIONS OF APPROVAL FOR SUBDIVISIONS  
USING INDIVIDUAL WELLS AND SEPTIC TANKS

1. Each parcel shall have its own private well(s) for a domestic water supply or a shared well with a shared well agreement approved by the County Health Department, except as set forth in 2c.
2. Prior to issuance of any building or grading permit evidence of adequate and potable water shall be submitted to the County Health Department, including the following:
  - A. (Potability) A complete on-site chemical analysis shall be submitted for evaluation for each of the parcels created or as required.
  - B. (Adequacy) On individual parcel wells or test holes, a minimum four (4) hour pump test performed by a licensed and bonded well driller or pump testing business shall be submitted for review and approval for each of the parcels.
  - C. If the applicant desires purveying water to two (2) or more parcels or an average of 25 or more residents or non-residents (employees, campers, etc.) on a daily basis at least sixty (60) days out of the year, application shall be made to the county Health Department for a domestic water supply permit prior to the filing of the final map. A bond may be used for operable water facilities (except well(s)). Necessary legal agreements, restrictions and registered civil engineer designed plans, in conformance with state and county laws and standards shall be submitted by the applicant and reviewed and approved by county Public Works and the county Health Department, prior to the filing of the final map.
3. On-site systems that are in conformance with the county-approved Central Coast Regional Water Quality Control Board basin plan will be an acceptable method of sewage disposal until community sewers may become available.
4. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.
5. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve multiple parcels or 25 or more individuals at least 60 days out of the year shall be separated by a minimum of two hundred (200) feet from a leachfield, two hundred and fifty (250) feet from seepage pits or dry wells.
6. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the county Planning Department for review and approval prior to the issuance of a building permit. Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for subsurface sewage disposal.



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# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

## THIS IS A NEW PROJECT REFERRAL

DATE: 2/18/05  
FROM: pw

FROM  
10

Stephanie Fuhs  
(Please direct response to the above)

South Co. Team

Development Review Section (Phone: \_\_\_\_\_)

VICKERS/SHARPS

SUB 2003-00182

Project Name and Number

781-5721  
788-2009

\*OR ASK THE SWITCH-  
(BOARD FOR THE PLANNER)

### PROJECT DESCRIPTION:

Conditional Certificate of Compliance.  
APN: 044-322-040. 13.05 Acres.

\*possible further dev. of  
road improvements on

JO-781-4660  
Larry-781-5799

Return this letter with your comments attached no later than:

3/4/05

### PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

✓  
\_\_\_\_\_  
\_\_\_\_\_

YES (Please go on to Part II)

NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

### PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

✓  
\_\_\_\_\_  
\_\_\_\_\_

NO (Please go on to Part III)

YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

### PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

1. SHANNON LANE CONST to 2/3 A-1 SECTION w/in 40 ft (min) DEDICATED R/W, MIN PAVED WIDTH to be 18 feet.
2. INTERSECTION of SHANNON LANE and HWY 227 be CONST. per approved plan and CalTrans Permit.
3. ACCESS be DENIED from Phillips Rd and HWY 227.

WITH THE ABOVE 3 CONDITIONS THE Public Works Dept IS SATISFIED  
THAT EVERYTHING IS IN COMPLIANCE.

08 MARCH 2005  
Date

Goodwin  
Name

6252  
Phone



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SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 2/18/05

TO: Env. Health

FROM: Stephanie Fuhs  
(Please direct response to the above)

South Co. Team

Development Review Section (Phone: \_\_\_\_\_)

VICKERS/SHARPS

SUB 2003-00182

Project Name and Number

781-5721  
788-2009

\*OR ASK THE SWITCH-  
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION: Conditional Certificate of Compliance.  
APN: 044-322-040. 13.05 Acres.

\*possible further dev. of  
road improvements on

JO-781-4660  
Larry-781-5799

Return this letter with your comments attached no later than:

3/4/05

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

\_\_\_\_ YES (Please go on to Part II)  
\_\_\_\_ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

\_\_\_\_ NO (Please go on to Part III)  
\_\_\_\_ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Parcels are > 2.5 acre which allows for on-site well & septic.  
No concerns at this time

3/4/05  
Date

Gami Sol  
Name

781-5551  
Phone



CDF/San Luis Obispo County  
Fire Department

(SF)

4-16

635 N. Santa Rosa • San Luis Obispo • California, 93405

April 12, 2005

County of San Luis Obispo  
Department of Planning/Building  
County Government Center  
San Luis Obispo, CA 93408

Dear Stephanie Fuhs,

**Conditional Certificate of Compliance Plan**  
**Name: Vickers/Sharps Project Number: SUB2003-00182**

The Department has reviewed the conditional certificate of compliance plan submitted for the proposed remainder parcel project located at 1033 Phillips Rd., Arroyo Grande. The property is located within high fire hazard severity area, and will require a minimum 12-15 minute response time from the nearest County Fire Station.

**The owner of the project shall meet the minimum fire and life safety requirements of the California Fire Code (1998 edition) with amendments. This fire safety plan shall remain on the project site until final inspection. The following standards are required:**

**ROADS STANDARDS**

- Access roads provide vehicular access to more than one lot of record or to one lot of record with more than four dwelling units.
- Access road widths shall be a minimum of 18 feet.
- Access roads shall have an unobstructed vertical clearance of not less than 13' 6".
- 1. Access roads shall be named and signed.
- Road naming and signing shall occur prior to building final.
- Road name and sign information is available by phoning 781-5199.

**DRIVEWAY STANDARDS**

- The driveway width shall be 16 feet,
- A driveway exceeding 300 feet shall provide turnaround within 50 feet of the residence.
  - 1. Turnarounds shall be a minimum 40-foot radius or a hammerhead/T 60 feet long.

**ACCESS ROAD AND DRIVEWAY SURFACES**

- Access roads and driveways surfaces shall be:
  - 1. All weather surfaced to a maximum grade of less than 12%.
  - 2. Asphalt or concrete with a non-skid finish for any grade exceeding 12% to a maximum grade of 16%.
  - 3. Meet a load capacity of 20 tons

**ADDRESSING**

- Legible address numbers shall be placed on all residences.
- Legible address numbers shall be located at the driveway entrance.

**VEGETATION CLEARANCE**

To provide safety and defensible space the following shall be required:

- To each side of roads and driveways a 10-foot fuel-break shall be provided.
- Maintain around all structures a 30-foot firebreak.
  - 1. This does not apply to landscaped areas and plants.
- Remove any part of a tree that is within 10 feet of a chimney outlet.
- Maintain any tree adjacent to or overhanging any building free of deadwood.



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- Maintain the roof of any structure free of leaves, needles or other dead vegetative growth.

## FINAL INSPECTION

- The project will require final inspection. **Please allow five (5) working days for final inspection.** When the safety requirements have been completed, **call Fire Prevention at (805) 543-4244, extension 2220**, to arrange for a final inspection. Currently Southern San Luis Obispo County inspections occur on Tuesdays and North County inspections occur on Thursdays.

Further information may be obtained from our website located at [www.cdfslo.org](http://www.cdfslo.org) ~ Planning and Engineering section. If we can provide additional information or assistance, please call (805) 543-4244.

Sincerely,



Gilbert R. Portillo

Fire Inspector

C: Ms. Carolyn Vickers, owner  
John Wallace & Assoc., agent

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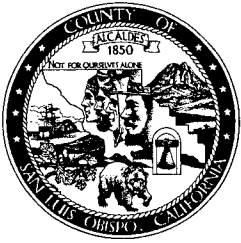
RECORDING REQUESTED BY  
SAN LUIS OBISPO COUNTY

WHEN RECORDED, RETURN TO:

Director of Planning and Building  
County Government Center  
San Luis Obispo, California 93408  
ATTN: Jo S. Manson

APN(S): 044-322-040 Portion  
PROJECT NO: C04-194  
PARCEL NO: 1  
FILE NO: SUB2003-00182

**DRAFT**



**CONDITIONAL CERTIFICATE OF COMPLIANCE**

California Government Code Section 66499.35(b)

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The following described single parcel of real property has been determined to be NOT in compliance with the applicable provisions of the Subdivision Map Act and local ordinance enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

All of the following conditions shall be fulfilled and implemented prior to the issuance of any required permits or other grant of approval for development of the parcel of real property described herein:

As described in Exhibit A attached to this certificate and incorporated herein as if set forth in full.

Said parcel of real property is situated in the unincorporated area of the County of San Luis Obispo, State of California, and is described as follows:

As described in Exhibit A attached to this certificate and incorporated herein as if set forth in full.

RECORD OWNER(S):  
Carolyn Vickers, Inc., a California Corporation.

VICTOR HOLANDA  
Director, Department of Planning and Building

By: \_\_\_\_\_  
Jo S. Manson, Planner II

On this \_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_,  
before me, Lynn A. Dotter, Notary Public, personally appeared  
\_\_\_\_\_, personally known to  
me (or proved to me on the basis of satisfactory evidence) to be the  
person(s) whose name(s) is/are subscribed to the within instrument  
and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s) or the entity upon  
behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

\_\_\_\_\_  
Lynn A. Dotter, Notary Public

STATE OF CALIFORNIA )  
COUNTY OF SAN LUIS OBISPO ) SS

(SEAL)

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APN(S): 044-322-040 Portion  
PROJECT NO: C04-194

FILE NO: SUB2003-00182  
PARCEL NO: 1

**EXHIBIT A**  
Conditions

**CONDITIONS TO BE SET BY THE SAN LUIS OBISPO COUNTY SUBDIVISION REVIEW BOARD**

**DRAFT**

4-70  
APN(S): 044-322-040 Portion  
PROJECT NO: C04-194

FILE NO: SUB2003-00182  
PARCEL NO: 1

**EXHIBIT B**  
Legal Description

**DRAFT**

The Remainder Parcel shown on Parcel Map CO 02-0011, in the County of San Luis Obispo, State of California, as shown on the map filed in Book 63, Page 46-51 of Parcel Maps, in the Office of the County Recorder of said County.

Also being subject to reservations for private access easement, public utility easement, and the relinquishment of all rights of (vehicular) ingress to or egress from the Remainder Parcel over and across the southerly line of the said Remainder Parcel abutting Phillips Rd., and the Offer of Dedication per document recorded in Book 1640, Page 612 of Official Records in the County Recorder's Office of said County, and the drainage easement per document recorded in Book 2333, Page 807 of Official Records in the County Recorder's Office of said County as shown on said Parcel Map.

Together with an access easement and P.U.E. over Shannon Lane and Savannah Circle as shown on said Parcel Map.

The above described Remainder Parcel is graphically shown on Exhibit "C" attached hereto and made a part hereof.

**End Description**



*Joseph T. Morris*  
Joseph T. Morris L.S. 6192 expires 3/31/06

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APN(S): 044-322-040 Portion  
PROJECT NO: C04-194

FILE NO: SUB2003-00182  
PARCEL NO: 1

**EXHIBIT C**

Map

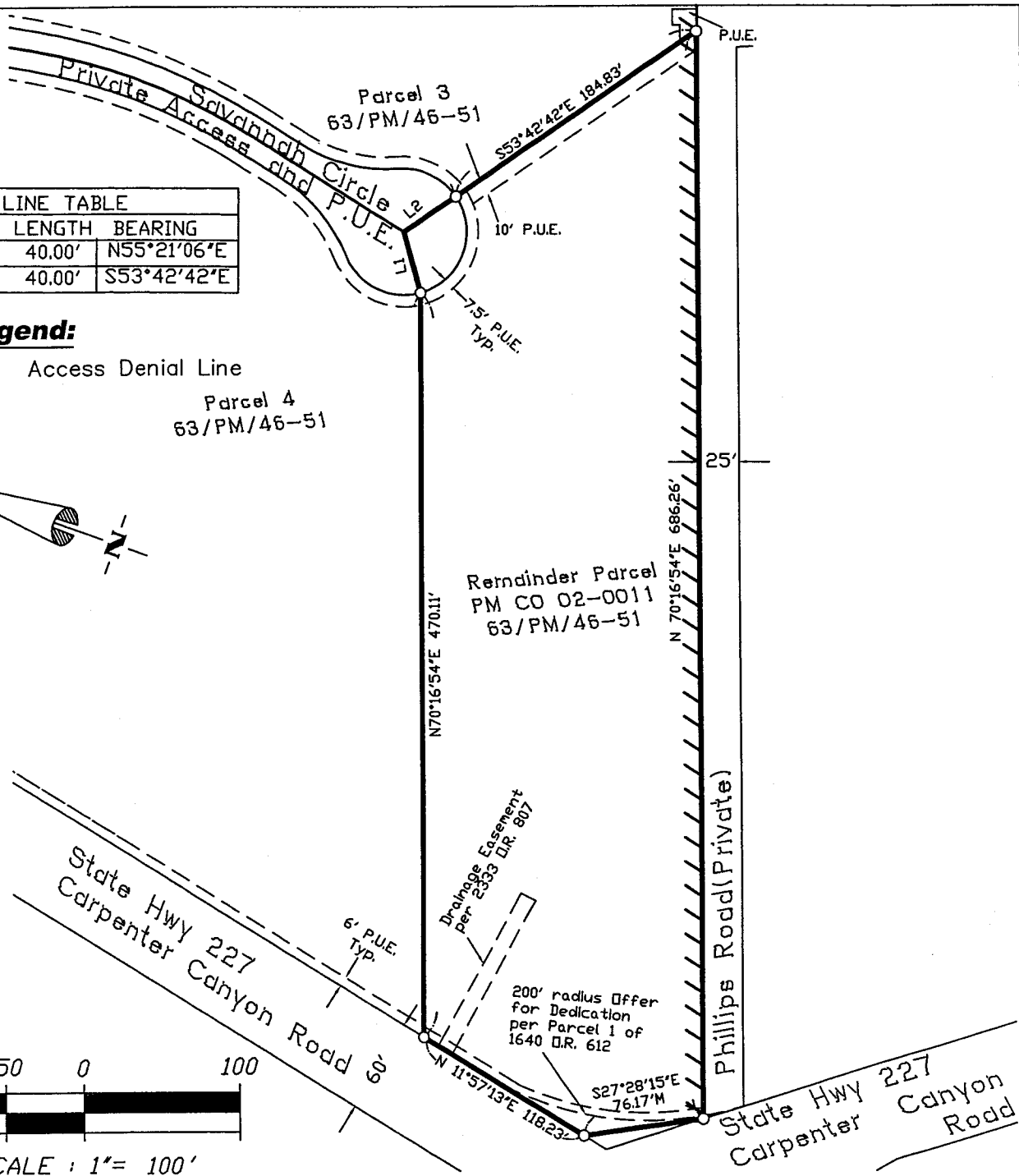
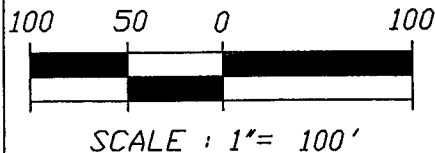
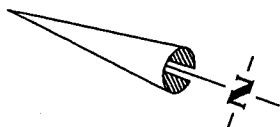
**DRAFT**

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N55°21'06"E
L2	40.00'	S53°42'42"E

**Legend:**

/// Access Denial Line

Parcel 4  
63/PM/46-51



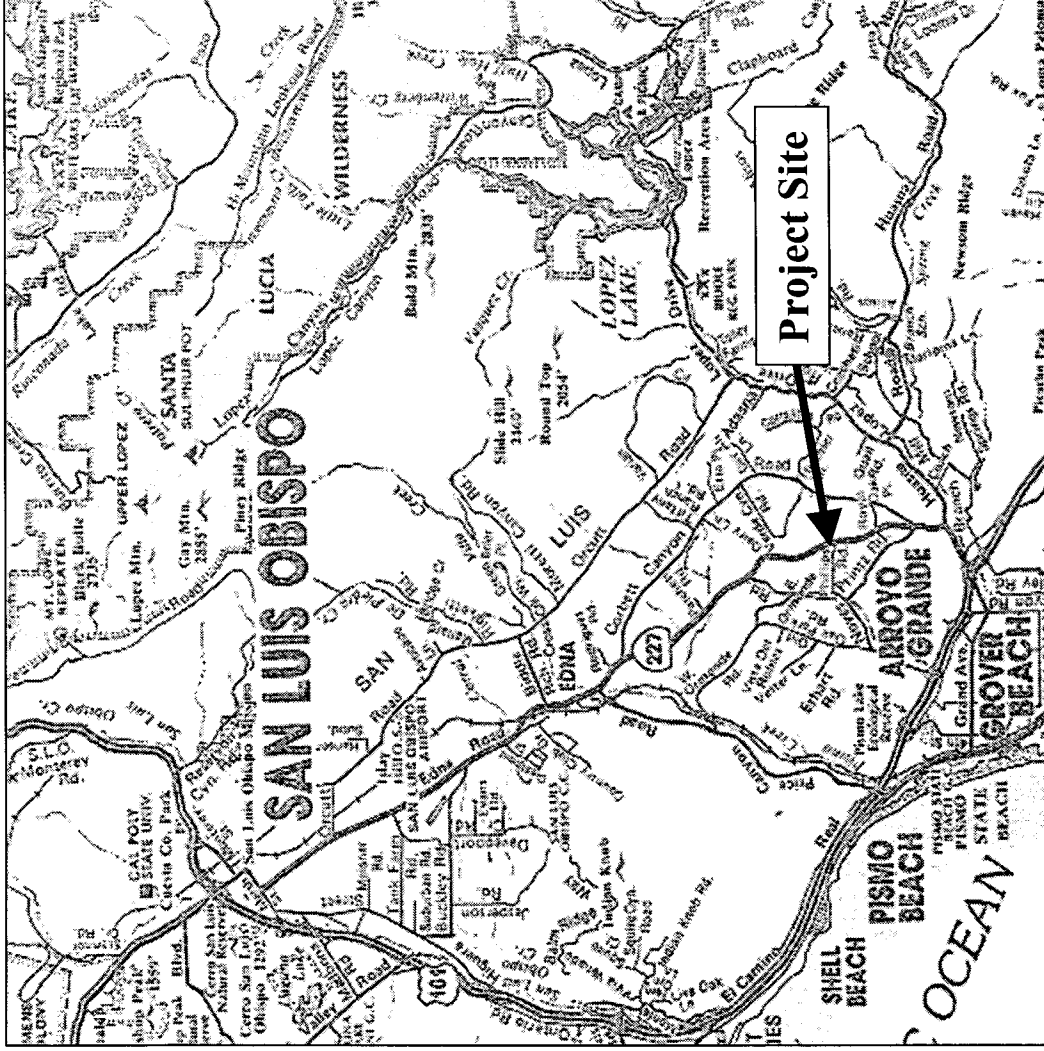
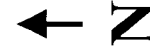
4115 BROAD STREET, SUITE B-5  
SAN LUIS OBISPO, CA 93401  
T 805 544-4011  
F 805 544-4294  
www.wallacegroup.us

WALLACE GROUP

**Exhibit "C"**  
**Certificate Of Compliance**  
**Remainder Parcel 63/ PM/ 46-51**  
County of San Luis Obispo, CA

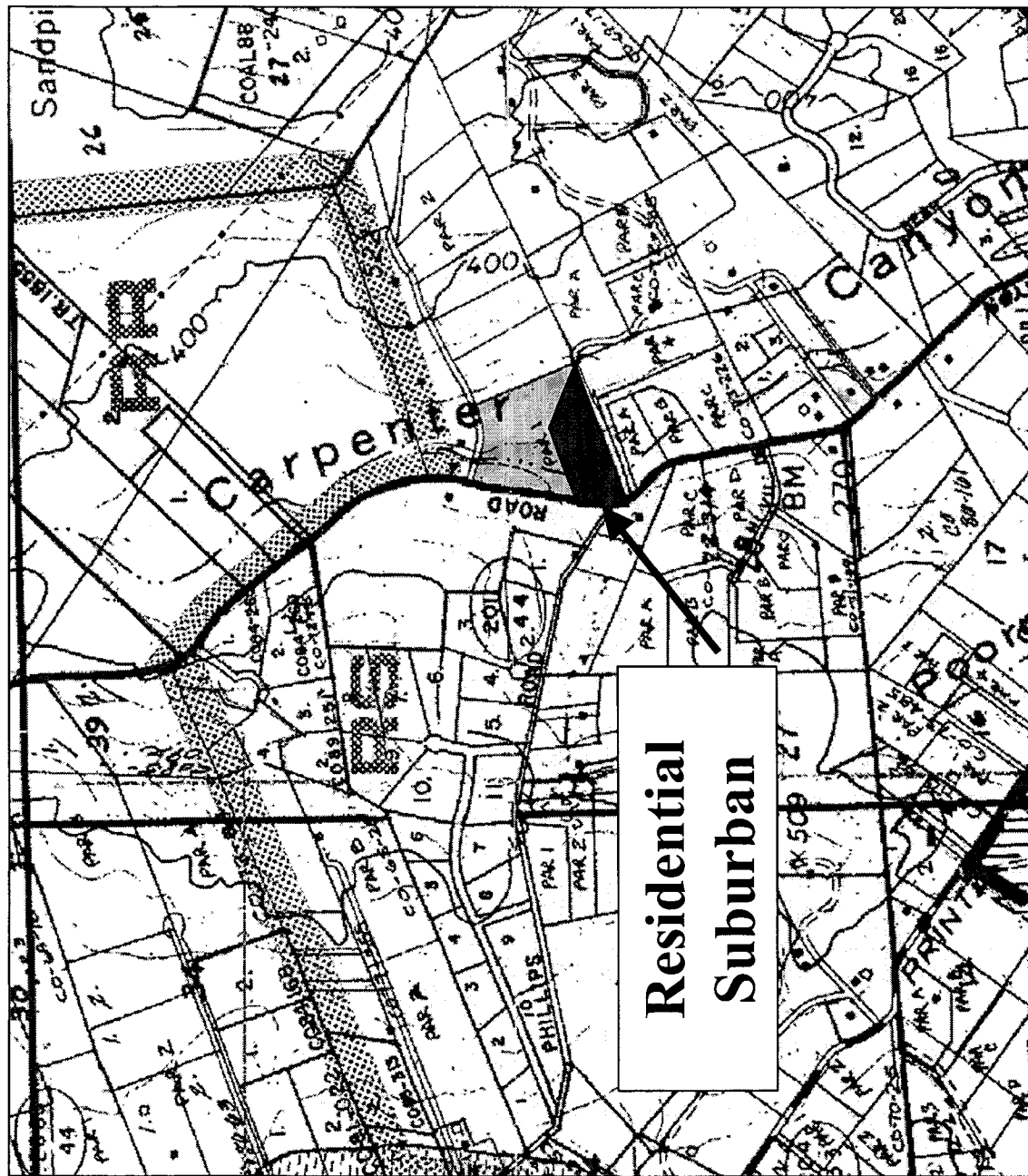
JOB No. : 468.002  
DRAWING : parcelmap  
DRAWN BY: DK  
DATE : 03/23/05

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Project Site





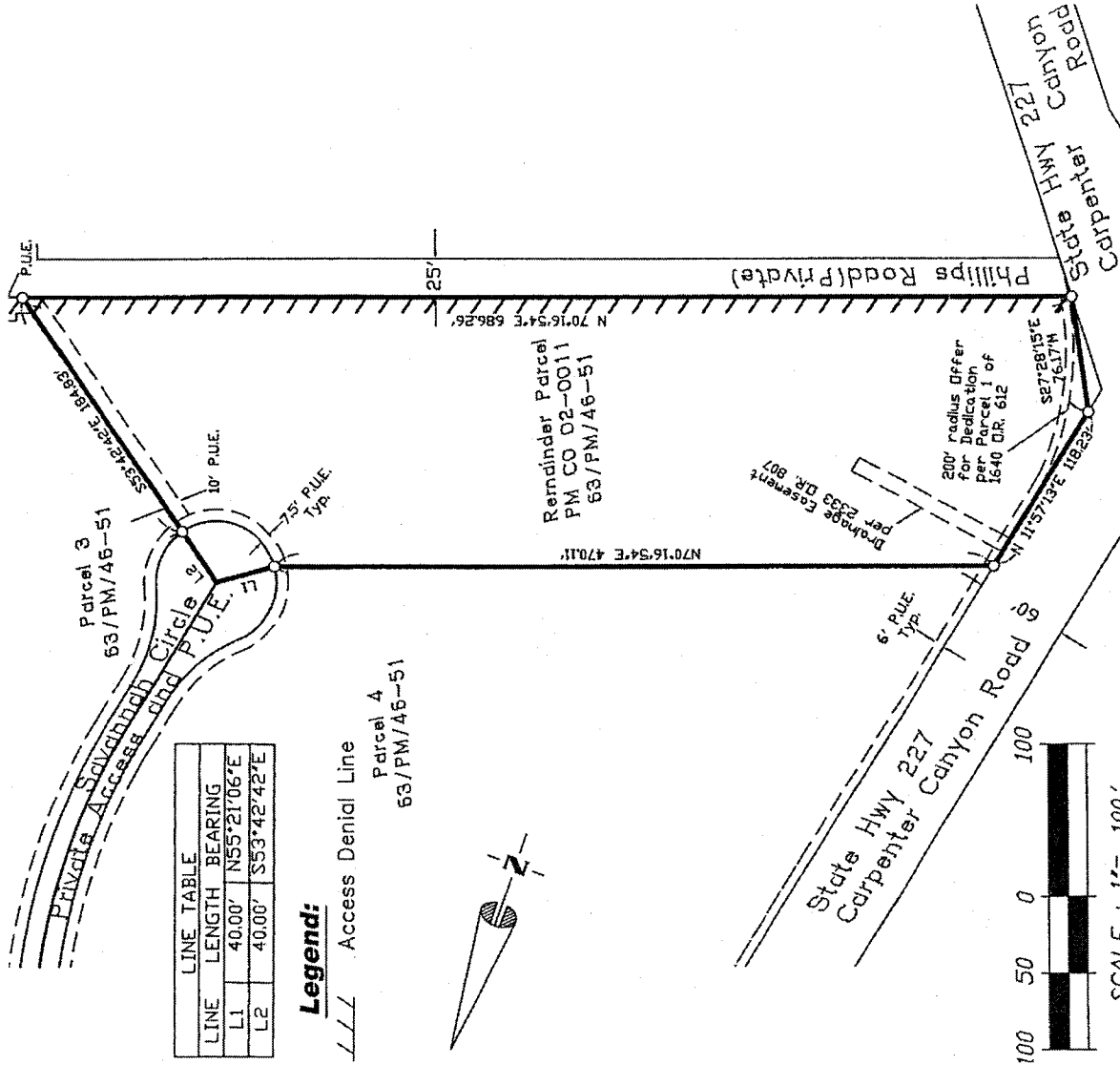
Residential  
Suburban

Exhibit  
Land Use



Vickers Conditional Certificate of Compliance  
SUB 2003-00182

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COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (LA )

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED02-008

DATE: 10/18/02

PROJECT/ENTITLEMENT: Sharps-Little Vesting Tentative Parcel Map CO2-0011/ S010252P

APPLICANT NAME: Lorraine A. Sharps/Alan Little

ADDRESS: 1620 Point Lobos Lane Santa Maria CA. 93454

CONTACT PERSON: JLWA (Joe Morris)

Telephone: (805)544-4011

**PROPOSED USES/INTENT:** A request to allow for the subdivision of an existing 13.02 acre parcel into four parcels ranging in size from 2.52 to 2.55 acres each and a remainder parcel for the sale and/or development of each proposed parcel.

**LOCATION:** The project is located on the southeast corner of Shannon Lane and Carpenter Canyon Road, north of Phillips Road, approximately 1.0 mile north of the City of Arroyo Grande, in the San Luis Bay - Inland planning area.

**LEAD AGENCY:** County of San Luis Obispo Address: Planning & Building Dept. (Rm. 310)  
County Government Center  
San Luis Obispo, CA 93408-2040

**OTHER POTENTIAL PERMITTING AGENCIES:**

**ADDITIONAL INFORMATION:** Additional information pertaining to this environmental determination may be obtained by contacting someone at the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 5 p.m. on \_\_\_\_\_  
(Circle one) 20-DAY 30-DAY PUBLIC REVIEW PERIOD ENDS AT . 5 p.m. on \_\_\_\_\_

**Notice of Determination**

State Clearinghouse No. \_\_\_\_\_

This is to advise that the San Luis Obispo County \_\_\_\_\_ as ☐ Lead Agency  
☐ Responsible Agency approved/denied the above described project on \_\_\_\_\_, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,  
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature

Title

Date

Public Agency

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California Department of Fish and Game  
**CERTIFICATE OF FEE EXEMPTION**  
De Minimis Impact Finding

**PROJECT TITLE & NUMBER:** Sharps Parcel Map S010252P

**Project Applicant** Lorraine A. Sharps

Address: 1620 point lobos ln.  
City, State, Zip Code: Santa Maria CA. 93454  
Telephone #: (805)925-1125

**PROJECT DESCRIPTION/LOCATION:** ~~See attached Notice of Determination~~

**FINDINGS OF EXEMPTION:**

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- ( ) The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- ( ) The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- ( ) The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- ( ) The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. \_\_\_\_\_.
- ( ) Other: \_\_\_\_\_

**CERTIFICATION:**

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

\_\_\_\_\_  
**Ellen Carroll**, Environmental Coordinator  
County of San Luis Obispo

Date:

4-27



**COUNTY OF SAN LUIS OBISPO  
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

**Project Title & No. Sharps-Little Vesting Tentative Parcel Map CO 02-0011 / S010252P ED02-008**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

- |                                                          |                                                      |                                                     |
|----------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------|
| <input checked="" type="checkbox"/> Aesthetics           | <input type="checkbox"/> Geology and Soils           | <input type="checkbox"/> Recreation                 |
| <input type="checkbox"/> Agricultural Resources          | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Noise                       | <input type="checkbox"/> Wastewater                 |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing          | <input type="checkbox"/> Water                      |
| <input checked="" type="checkbox"/> Cultural Resources   | <input type="checkbox"/> Public Services/Utilities   | <input type="checkbox"/> Land Use                   |

☒ Mandatory Findings of Significance

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared by(Print)	Signature	Date
	Ellen Carroll, Environmental Coordinator	
Reviewed by(Print)	Signature (for)	Date

**Project Environmental Analysis**

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

**A. PROJECT**

**DESCRIPTION:** - Proposal by Lorraine Sharps and Alan Little for a Vesting Tentative Parcel Map to allow for the subdivision of an existing 13.02 acre parcel into four parcels ranging in size from 2.52 to 2.55 acres each and a 2.85 acre remainder parcel. The project is located on the southeast corner of Shannon Lane and Carpenter Canyon Road, 1033 Phillips Road, approximately 1.0 mile north of the City of Arroyo Grande, in the San Luis Bay - Inland planning area.

**ASSESSOR PARCEL NUMBER(S):** 044-322-040

**SUPERVISORIAL DISTRICT #4**

**B. EXISTING SETTING**

**PLANNING AREA:** San Luis Bay- Inland (Arroyo Grande Fringe)

**LAND USE CATEGORY:** Residential Suburban

**COMBINING DESIGNATION(S):** None

**EXISTING USES:** Single-family residence, mobile home and accessory structures

**TOPOGRAPHY:** Nearly level to moderately sloping

**VEGETATION:** Grasses, forbs, oaks, willows, riparian vegetation

**PARCEL SIZE:** 13.02 acres

**SURROUNDING LAND USE CATEGORIES AND USES:**

*North:* Residential Suburban / Residences

*East:* Residential Suburban / Residences

*South:* Residential Suburban / Residences

*West:* Residential Suburban / Residences

**C. ENVIRONMENTAL ANALYSIS**

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

## COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. <b>AESTHETICS</b> - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <b>Create an aesthetically offensive site open to public view?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <b>Introduce a use within a scenic view open to the public?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <b>Change the visual character of an area?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <b>Create glare or night lighting which may affect surrounding areas?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <b>Impact unique geological or physical features?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <b>Other</b> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is located on Shannon Lane, a local road which runs in an east-west direction in front of the project site. Carpenter Canyon Road runs in a north-south direction perpendicular to Shannon Lane. The area is characterized by scattered residential development on 2.5 acre or larger parcels with nearly level to moderate slopes.

**Impact/Mitigation/Conclusion.** The proposed project could potentially result in the construction of four additional residences and accessory structures, including secondary dwellings. This level of development is consistent with the character of the surrounding neighborhood. Water storage tanks will be required to be of a dark non-reflective material and screened by landscaping where visible from Carpenter Canyon Road. Therefore, no additional mitigation is required as significant visual or aesthetic issues will not result from this level of development.

2. <b>AGRICULTURAL RESOURCES</b> - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <b>Convert prime agricultural land to non-agricultural use?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <b>Impair agricultural use of other property or result in conversion to other uses?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <b>Conflict with existing zoning or Williamson Act program?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <b>Other</b> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Agricultural Resource Impacts** - The project is located in an area of predominantly residential development with some grazing activity in the immediate area. The area currently used for grazing is

already bordered by low density residential development. The proposed subdivision is consistent with the land use category and existing development patterns and is not anticipated to conflict with the existing agricultural uses.

3. AIR QUALITY - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** In 1989, the State Air Resources Board designated San Luis Obispo County a non-attainment area for exceeding the State's air quality standards set for ozone and dust (small particulate matter). The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation.

Dust, or particulate matter less than ten microns (PM 10), can be emitted directly from a source, and can also be formed in the atmosphere through chemical transformation of gaseous pollutants. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants sometimes contribute towards this chemical transformation into PM10.

In this general area, the County Annual Resource Summary Report (2001) for the year 2000 identifies PM<sub>10</sub> was not exceeded.

**Impact.** No significant increases in PM 10 and ozone are expected to occur with the subdivision and subsequent development of the four proposed parcels and remainder parcel.

**Mitigation/Conclusion.** Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below the threshold warranting any mitigation. Therefore, no mitigation measures are necessary and the potential impacts are considered less than significant.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**4. BIOLOGICAL RESOURCES -**  
***Will the project:***

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <b><i>Reduce the extent, diversity or quality of native or other important vegetation?</i></b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <b><i>Impact wetland or riparian habitat?</i></b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <b><i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <b><i>Other</i></b> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** A Biological Survey Report (Morro Group, June, 2002) was conducted to determine the presence and extent of special-status plant species and animal species on the project site. The project site contains an assortment of scattered trees including coast live oak, monterey pine, and eucalyptus. The majority of the site is dominated by grasses and forbs. Carpenter Creek is located on the western portion of the site and supports riparian vegetation consisting primarily of oak, eucalyptus, and willow with a herbaceous understory composed of mostly non-native plants. No special status plant or animal species were found to be present on the property.

**Impact.** The proposed project includes development of a private road, road improvements to Shannon Lane, and residential building sites. The applicant has agreed to minimize oak tree removal and redesign the private road to reduce impacts to the larger oak trees on the remainder parcel. Additionally, a building control line has been established on proposed Parcels 1 and 4, and the remainder parcel to ensure future development does not impact the existing riparian vegetation. Development of the proposed project will result in the removal of three oak trees having a six inch diameter or larger at four feet from the ground. Five oak trees will be impacted.

Road improvements to Shannon Lane may result in the repair or replacement of an existing culvert in Carpenter Creek potentially impacting the existing riparian vegetation and/or altering the creek bed.

**Mitigation/Conclusion.** In addition to the redesign of the private road, the project will be required to incorporate mitigation measures to reduce biological resource impacts to less than significant levels. Mitigation includes restricting all future building sites and areas of disturbance to be located out of the riparian area on Parcels 1 and 4, as identified by the attached building control line exhibit, and minimize impacts to existing oak trees on Parcels 1, 3, and 4. Replacement trees will be required to be planted for all removed and impacted oak trees having a six inch diameter or larger at four feet from the ground.

To minimize potential impacts to riparian habitat during road improvement construction, the applicant will be required to fence sensitive habitat, limit the amount of vegetation removal, replace any removed vegetation, and apply and receive all required state or federal permits.

Based on the above discussion, impacts on biological resources are considered to be less than significant.

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## 5. CULTURAL RESOURCES -

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project site lies within the territory historically occupied by the Obispeno Chumash. A Phase 1 (surface survey) and Phase 2 (subsurface) survey was conducted for the subject property (Conway; 2002). A prehistoric archaeological site was discovered at the south-central portion of the property (CA-SLO-2185). During the Phase 2 survey testing determined the boundaries of the archaeological site and a variety of cultural materials were recovered. No structures are present and no paleontological resources are known to exist in the area.

**Impact.** The proposed project will impact the archaeological site with the development of the private road and utility trenching.

**Mitigation/Conclusion.** To minimize impacts to the archaeological site, a layer of fill soils three feet thick will be placed over the area identified as the Environmentally Sensitive Area on the attached exhibit. The capping of the cultural resources effectively protects the archaeological resource, therefore, no significant impacts will occur. Additionally, archaeological monitoring will be required during installation of the fill soils and any ground disturbing activities that will occur within a 75 meter radius of the Environmentally Sensitive Area. The placement of fill and monitoring will adequately mitigate the impacts to cultural resources.

## 6. GEOLOGY AND SOILS -

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines &amp; Geology Earthquake Fault Zone (formerly Alquist Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**6. GEOLOGY AND SOILS -***Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting. Geology.** The topography of the project ranges from nearly level to moderately sloping. The project is outside the Geological Study Area combining designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered low to high. No active faulting is known to exist on or near the subject property.

**Drainage.** Carpenter Creek is located along the western portion of the property on proposed Parcels 1, 4, and the remainder parcel. Development will be restricted from occurring within this area. The area proposed for development is outside the 100-year Flood Hazard designation. As described in the NRCS Soil Survey, these soils are well to not well drained.

**Sedimentation and Erosion Control.** The soil types include: C159 Los Osos loam, C125 Corralitos sand. As described in the NRCS Soil Survey, the soil surface is considered low to moderately erodible and has a low to high shrink-swell characteristic.

**Impact.** Project grading will create exposed graded areas subject to increased soil erosion and down-gradient sedimentation.

**Mitigation/Conclusion.** Building control lines restrict development on Parcels 1, 4, and the remainder parcel to reduce drainage and sedimentation impacts to Carpenter Creek. No additional measures above what will already be required by ordinance or code for geology, drainage and/or sedimentation control will be needed. Therefore, impacts are less than significant.

**7. HAZARDS & HAZARDOUS MATERIALS - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Hazards & Hazardous Materials Impacts** - The project is not located in an area of known hazardous material contamination and does not propose use of hazardous materials. No significant fire safety risk was identified. No impacts as a result of hazards or hazardous materials are anticipated.

## 8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels which exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project site is adjacent to Carpenter Canyon Road. The topography between the road and site is gently to moderately sloping. The noise contour maps indicated that the western 110 feet of the site could be in the range of 60 to 65 dba.

**Impact/Mitigation/Conclusion.** Development is not allowed in the area affected by noise because of building restrictions to protect the existing riparian vegetation, and the project will not generate significant stationary noise, no significant noise impacts are expected to occur.

## 9. POPULATION/HOUSING - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**9. POPULATION/HOUSING -***Will the project:*

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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b) *Displace existing housing or people, requiring construction of replacement housing elsewhere?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) *Create the need for substantial new housing in the area?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) *Use substantial amount of fuel or energy?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) *Other* \_\_\_\_\_

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Population and Housing Impacts** - The project will not result in a need for a significant amount of new housing, and will not displace existing housing. Therefore, no significant population and housing impacts are expected to occur.

**10. PUBLIC SERVICES/UTILITIES -***Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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a) *Fire protection?*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) *Police protection (e.g., Sheriff, CHP)?*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) *Schools?*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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d) *Roads?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) *Solid Wastes?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) *Other public facilities?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) *Other* \_\_\_\_\_

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Public Services/Utilities** - The project area is served by the County Sheriffs Department and CDF/County Fire as the primary emergency responders. The nearest sheriff station is located in Arroyo Grande about 1.5 mile away from the project site. The nearest CDF facility is located at the San Luis Obispo airport, approximately 6 miles from the project site. The project is located in the Lucia Mar Unified School District. No significant project-specific impacts to utilities or public services were identified.

This project, along with numerous others in the area will have a cumulative effect on police and fire protection, and schools. Public facility and school fee programs have been adopted to address this impact and will reduce the cumulative impact to a level of insignificance.

**11. RECREATION - Will the project:**

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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a) *Increase the use or demand for parks or other recreation opportunities?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**11. RECREATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Recreation Impacts** - The County Trails Plan does not show a future trail being considered on the subject property. The project is not proposed in a location that will affect any trail, park or other recreational resource, and will not create a significant need for additional park or recreational resources. Prior to final map recordation, County ordinance requires the payment of a fee for the improvement or development of neighborhood or community parks. These "Quimby" fees will adequately mitigate the project's impact on recreational facilities.

**12. TRANSPORTATION/  
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** A private road will provide access to the proposed parcels and remainder parcel from Shannon Lane off Carpenter Canyon Road. Shannon Lane is required to be improved to a minimum paved width of 18 feet fronting the property. Both Carpenter Canyon Road and Shannon Lane are operating at an acceptable level of service.

**Impact.** Development of future residences would not generate additional levels of traffic that would affect the level of service on Carpenter Canyon Road or Shannon Lane. Access to from Carpenter Canyon Road will be prohibited. A referral was sent to County Public Works and Caltrans. No significant traffic concerns were identified.

**Mitigation/Conclusion.** Since no significant impacts were identified, no specific traffic-related mitigation measures are necessary.

### 13. WASTEWATER - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <b>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <b>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <b>Adversely affect community wastewater service provider?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <b>Other</b> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type where the on-site wastewater system will be placed is C159 Los Osos loam, C125 Corralitos sand. For on-site septic systems, there are several key factors to consider for a system to operate successfully, including the soil's ability to percolate or "filter" effluent, the soil's depth and the slope on which the system is placed. To assure a successful system that meets the Central Coast Basin Plan, additional analysis or engineering is needed when one or more factors exist: the ability of the soil to "filter" effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has "poor filtering" characteristics) or is too slow (slower or more than 120 minutes per inch); the topography on which a system is placed is steep enough to potentially allow "daylighting" of effluent downslope; or the separation between the bottom of the leach line to bedrock or high groundwater is less than five feet.

Based on the NRCS Soil Survey, the main limitation(s) of this soil for wastewater effluent include:

- **poor filtering characteristics** due to the very permeable soil;
- **shallow depth to bedrock**, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to groundwater source or surrounding wells without adequate filtering, or allow for daylighting of effluent where bedrock is exposed to the earth's surface.
- **Slow percolation**, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate needs to be between 30 and 120 minutes per inch.

**Impact.** The project proposes to use on-site septic system to handle wastewater effluent. The permeable soil, without special engineering will require larger separations between the leach lines and the groundwater basin to provide adequate filtering. Based on general knowledge of the area and the response received from the Environmental Health Division it is expected that there will be adequate separation for filtering of effluent before reaching any groundwater source. Based on boring information and the Environmental Health Division, it is expected that there will be sufficient separation between leach line and bedrock to provide for adequate filtering of effluent. The soils report identified percolation rates for the soil ranges from 5 to 30 minutes per inch for all leach line locations.

**Mitigation/Conclusion.** Prior to final inspection of the wastewater system the applicant will need to show compliance with the Central Coast Basin Plan, which should provide adequate measures to reduce potential impacts to less than significant levels.

<b>14. WATER - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Water Usage.** The project proposes to use on-site wells as its water source. Based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 5.9 acre-feet /year.

5 residential lots (w/ primary & secondary (or 0.85 afy + 0.33 afy) X 5 lots = 5.9 afy

Source: "City of Santa Barbara Water Demand Factor & Conservation Study 'User Guide'" (Aug., 1989)

Environmental Health has reviewed the project and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed ground water source is not considered in a state of overdraft. Therefore, there are no potentially significant impacts, and no specific measures above standard requirements have been determined necessary.

<b>15. LAND USE - Will the project:</b>	<b>Inconsistent</b>	<b>Potentially Inconsistent</b>	<b>Consistent</b>	<b>Not Applicable</b>
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**15. LAND USE - Will the project:**

Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
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d) **Be potentially incompatible with surrounding land uses?**

☐☐☒☐

e) **Other** \_\_\_\_\_

☐☐☐☐

**Setting.** The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use. Referrals were sent to several agencies to review for various policy consistencies. The project was found to be consistent with these documents.

The proposed project is not within or adjacent to a Habitat Conservation Plan area.

The surrounding uses are Residential Suburban. The proposed project is compatible with these surrounding uses all of the land uses provide for predominately low density residential development.

**Impact.** No impacts to land use consistency are found in review of the project.

**Mitigation/Conclusion.** No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

**16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:**

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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a) **Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

☐☐☒☐

b) **Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project's, and the effects of probable future projects)**

☐☒☐☐

c) **Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

☐☐☒☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.slocoplanbldg.com" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env\_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

**Exhibit A - Initial Study References and Agency Contacts**

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an "X") and when a response was made, it is either attached or in the application file:

<b><u>Contacted</u></b>	<b><u>Agency</u></b>	<b><u>Response</u></b>
<u>X</u>	County Public Works Department	<b>Attached</b>
<u>X</u>	County Environmental Health Division	<b>Attached</b>
—	County Agricultural Commissioner's Office	<b>Not Applicable</b>
—	County Airport Manager	<b>Not Applicable</b>
—	Airport Land Use Commission	<b>Not Applicable</b>
<u>X</u>	Air Pollution Control District	<b>Attached</b>
—	County Sheriff's Department	<b>Not Applicable</b>
—	Regional Water Quality Control Board	<b>Not Applicable</b>
—	CA Coastal Commission	<b>Not Applicable</b>
—	CA Department of Fish and Game	<b>Not Applicable</b>
<u>X</u>	CA Department of Forestry	<b>Attached</b>
<u>X</u>	CA Department of Transportation	<b>No Comment</b>
—	_____ Community Service District	
<u>X</u>	Other <u>City of Arroyo Grande and Dept of Parks and Rec</u>	

\* "No comment" or "No concerns"-type responses are usually not attached

The following checked ("✓") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<u>✓</u> Project File for the Subject Application	— Area Plan and Update EIR
<u>County documents</u>	— Circulation Study
— Airport Land Use Plans	<u>Other documents</u>
<u>✓</u> Annual Resource Summary Report	<u>✓</u> Archaeological Resources Map
— Building and Construction Ordinance	<u>✓</u> Area of Critical Concerns Map
— Coastal Policies	<u>✓</u> Areas of Special Biological Importance Map
<u>✓</u> Framework for Planning (Coastal & Inland)	<u>✓</u> California Natural Species Diversity Database
<u>✓</u> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<u>✓</u> Clean Air Plan
<u>✓</u> Agriculture & Open Space Element	<u>✓</u> Fire Hazard Severity Map
<u>✓</u> Energy Element	<u>✓</u> Flood Hazard Maps
<u>✓</u> Environment Plan (Conservation, Historic and Esthetic Elements)	<u>✓</u> Natural Resources Conservation Service Soil Survey for San Luis Obispo County
<u>✓</u> Housing Element	<u>✓</u> Regional Transportation Plan
<u>✓</u> Noise Element	<u>✓</u> Uniform Fire Code
— Parks & Recreation Element	<u>✓</u> Water Quality Control Plan (Central Coast Basin - Region 3)
<u>✓</u> Safety Element	— Other _____
<u>✓</u> Land Use Ordinance	— Other _____
— Real Property Division Ordinance	
— Trails Plan	
— Solid Waste Management Plan	

In addition, the following project-specific information and/or reference materials have been considered as a part of the Initial Study:

Biological Survey Report for the Phillips Road Property," Arroyo Grande, Morro Group (June, 2002)  
Phase I Surface and Phase 2 sub-surface Archaeological Survey CA-SLO-2185 (Conway, 2002)



## Exhibit B - Mitigation Summary Table

- Aesthetics V-1. **At the time of application for construction permits**, the applicant shall clearly delineate the location and visual treatment of water tanks on the project plans. All water tanks shall be located in the least visually prominent location feasible when viewed from Carpenter Canyon Road. Screening with topographic features, existing vegetation or existing structures is encouraged. If the tanks cannot be screened, then the tanks shall be a neutral, non-contrasting color, and landscape screening shall be provided.
- Biological BR-1. **At the time of application for subdivision improvement plans, grading permits or construction plans**, the applicant shall clearly delineate the building control lines on the project plans, as shown on the attached exhibit. No development (e.g. residences, detached garages, sheds, access roads and driveways) shall be located west of the building control line located on Parcels 1, 4 and the remainder parcel to preserve the existing riparian habitat. Any vegetation planted west of the building control line shall be native and compatible with the adjacent riparian habitat.
- BR-2. **Prior to any construction permit**, sturdy high-visibility fencing shall be installed to protect the riparian habitat. This fencing shall be placed as far away as possible and no closer than 25 feet from the edge of existing riparian vegetation.
- BR-3. To minimize impacts to the riparian habitat, the applicant agrees to the following during construction/ tract improvements and for the life of the project:
- All riparian vegetation removal shall be shown on all applicable grading/ construction or improvement plans, and reviewed/ approved by the County (Planning and Building Dept.) before any work begins.
  - Vegetation removal of riparian habitat shall be limited to what is shown on the county-approved grading/ construction /improvement plans.
- BR-4. Prior to work beginning, a program shall be established which identifies how disturbed surface soils will be stabilized during and after construction (e.g. use of mulch, soil stabilizers, etc. that are compatible with riparian habitat/ sensitive species) to result in minimal erosion.
- BR-5. Any disturbed areas shall be restored as soon as possible. If the area is within close proximity of the riparian habitat, within 50 feet, a compatible native seed mix shall be used to revegetate the restored area (see following list). The same revegetation treatment shall apply for any areas to be left undisturbed for more than 30 days.

### "RIPARIAN" SEED MIX

<u>Species</u>	<u># plants/ac</u>	<u>Source</u>
<i>Cornus stolonifera</i> (redtwig dogwood)	10	seeds, mostly cuttings
<i>Heteromeles arbutifolia</i> (toyon)	5	seeds, cuttings
<i>Lonicera involucrata</i> (honeysuckle)	10	seeds, mostly cuttings
<i>Mimulus guttatus</i> (common monkeyflower)	10	seeds, mostly cuttings
<i>Myrica californica</i> (Pacific wax myrtle)	5	seeds, mostly cuttings
<i>Platanus racemosa</i> (California sycamore)	10	seeds, mostly cuttings
<i>Populus trichocarpa</i> (black cottonwood)	10	seeds, mostly cuttings
<i>Pteridium aquilinum</i> (bracken fern)	10	cuttings
<i>Quercus agrifolia</i> (coast live oak)	5	seeds, cuttings
<i>Ribes menziesii</i> (canyon gooseberry)	6	seeds, mostly cuttings
<i>Rosa californica</i> (California rose)	6	seeds, cuttings

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<i>Rubus ursinus</i> (California blackberry)	15	seeds, cuttings
<i>Salix lasiolepis</i> (arroyo willow)	20	mostly cuttings
<i>Salvia spathecea</i> (pitcher sage)	12	seeds
<i>Sambucus mexicana</i> (blue elderberry)	5	seeds, mostly cuttings

- (1) This seed mix is intended to provide general guidelines when revegetating within riparian habitat. Variations of the mix may be appropriate, as recommended by the County Planning and Building Department or county-approved qualified individual, where unique biological conditions exist or seed availabilities are limited. When ordering, local seed stock should be specified and used whenever available.

- BR-6. Prior to any work beginning, should the project need to span the riparian corridor, or disturb any riparian habitat, the applicant understands that they will need to contact the following agencies to determine the need for other state or federal permits: California Department of Fish and Game, U.S. Fish & Wildlife Service, National Marine Fisheries Service, Army Corps of Engineers.
- BR-7. Any riparian vegetation removed/disturbed shall be restored with in-kind plants on a 1:1 basis. Prior to permit issuance, a revegetation plan shall be prepared by a qualified individual familiar with riparian vegetation, showing locations, amounts, size and types of plants to be replanted, as well as any other necessary components (e.g., temporary irrigation, amendments, etc.) to insure successful reestablishment.
- BR-8. All plant restoration work shall be completed and verified by the county prior to final permit approval.
- BR-9. The applicant agrees to have the revegetation area monitored and maintained for no less than three years by a qualified individual (approved by the county) until the plants are successfully reestablished. At a minimum, this shall include quarterly monitoring reports for the first year after planting and thereafter annually until it is determined to be successfully established (80% success rate). The applicant agrees to secure a bond with the county to cover the costs of monitoring and maintaining the site for the minimum three year period.
- BR-10. **At the time of application for subdivision improvement plans or grading permits**, the applicant shall demonstrate the proposed private road has been redesigned to minimize impacts to the oak trees on the remainder parcel. Redesign shall include, but not be limited to, road realignment and the incorporation of retaining walls to minimize ground disturbing activities within the root zone of the oaks.
- BR-11. **At the time of application for subdivision improvement plans or grading permits**, the applicant shall submit a tree replacement plan prepared by a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to be reviewed and approved by the Environmental Coordinator. The plan shall provide for the replacement, in kind at a 4:1 ratio, all oak trees removed as a result of the development of the project, and in addition, shall provide for the planting, in kind at a 2:1 ratio, of oak trees to mitigate for trees impacted but not removed. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replanting may not occur in the Environmentally Sensitive Area. Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, topsoil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).

- BR-12. **Prior to approval of subdivision improvement plans or grading permits**, a cost estimate for a planting plan, installation of new trees, and maintenance of new trees for a period of three years shall be prepared by a qualified individual (e.g., landscape contractor) and shall be reviewed and approved by the County Department of Planning and Building.
  
- BR-13. **Prior to final inspection**, Coast live oak trees shall be planted on the subject property to compensate for the proposed removal of oak trees (4:1 replacement ratio) and the likely impact to additional oak trees (2:1 replacement ratio) which are located within the area proposed for the future road, driveways and homesites. Replacement trees shall be at least one gallon container sizes.
  
- BR-14. All newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding (minimum of once early Fall and once early Spring) of at least a three foot radius out from plant and adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.
  
- BR-15. Once trees have been planted and **prior to final inspection of subdivision improvements or grading permits**, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating how and when the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.
  
- BR-16. To promote the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees' survivability and vigor until the trees are successfully established, and prepare monitoring reports, on an annual basis, for no less than **three years**. The first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report(s) to maintain the population of newly planted trees and approved by the Environmental Coordinator.
  
- BR-17. All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.
  
- BR-18. **Prior to issuance of construction permits**, the applicant shall clearly show on the project plans all revised drainage patterns that are within 100 feet upslope of any existing (oak) trees to remain. All reasonable efforts shall be made to maintain the historic drainage patterns and flow volumes to these (oak) trees. If not

feasible, the drainage plan shall clearly show which trees would be receiving more or less drainage. If the historic drainage pattern and flow volume cannot be maintained for these trees, the drainage plan shall be submitted to the Environmental Division for review. The Environmental Division will determine the significance to the affected trees from the proposed drainage pattern changes and require appropriate replacement levels (up to 4:1 replacement ratio). The applicant agrees that at such time, the County-recommended level of tree replacement along with any suggested measures to improve the success of existing and new trees will be completed. Additional monitoring of existing and/or replacement trees may also be required.

- BR-19. **Prior to final inspection**, the applicant shall have completed the following as it relates to weed removal around newly planted vegetation: 1) no herbicides shall have been used; 2) either installation of a securely staked "weed mat" (covering at least a 3' radius from center of plant), or hand removal of weeds (covering at least a 3' radius from center of plant) shall be completed for each new plant (this hand removal weeding shall be kept up on a regular basis [at least once in late spring (April) and once in early winter (December)]). Use of weed-free mulch (at least 3" deep) with regular replenishment may be substituted for the weed-mat.
- BR-20. The applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks: removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to "blow-overs", 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain the wildlife that is found only in the lower branches, 4) retains shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

Smaller trees (smaller than 6 inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

- Cultural CR-1. **At the time of application for subdivision improvement plans or grading permits**, the applicant shall delineate the archaeological site as Environmentally Sensitive Area on the project plans, as shown on the attached exhibit, and shall show clean, sterile fill placed over the Environmentally Sensitive Area where there is to be ground disturbing activities. Fill shall not be placed within the root zone of any existing oak trees. A layer of other conspicuous material (e.g. fill of a noticeable different color and texture than native soil) shall be placed over the native soil prior to placement of the fill material. Three feet of fill shall be placed over the site so as to allow native soils to remain undisturbed.
- CR-2. **Prior to any ground disturbing activities**, a Phase 3 mitigation excavation shall be conducted for preservation and management of the prehistoric site.
- CR-3. **During map improvement activities**, the applicant shall retain a qualified

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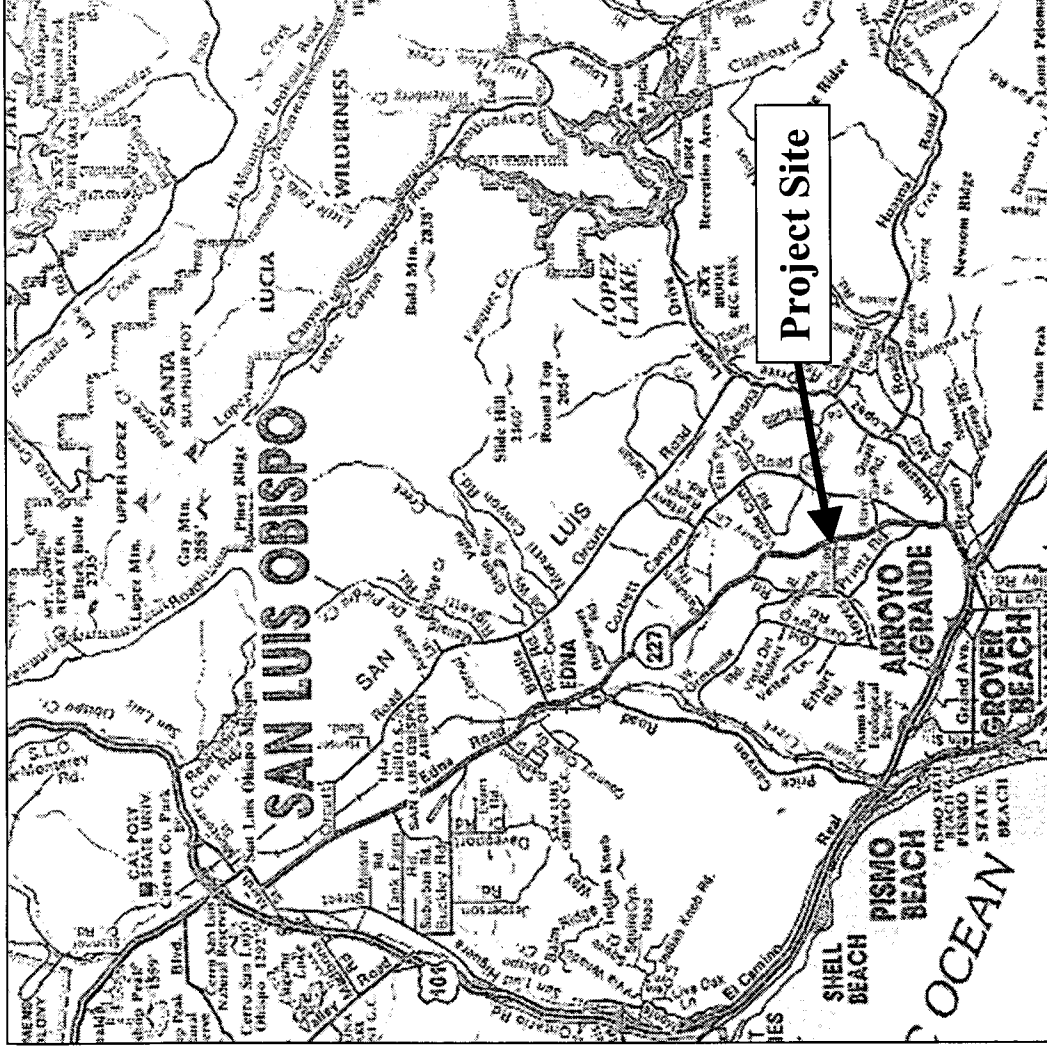
archaeologist and Native American, approved by the Environmental Coordinator, to monitor all earth disturbing activities within a 75 meter radius of the Environmentally Sensitive Area. If any archaeological resources are found during monitoring, work shall stop within 150 feet of the resource until such time as the resource can be evaluated by an archaeologist. The applicant shall implement the recommendations of the archaeologist, as required by the Environmental Coordinator.

CR-4. **Prior to recordation of the final and upon completion of all monitoring/mitigation activities**, the consulting archaeologist shall submit a letter to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

CR-5. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:

- a. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

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Project Site

Exhibit

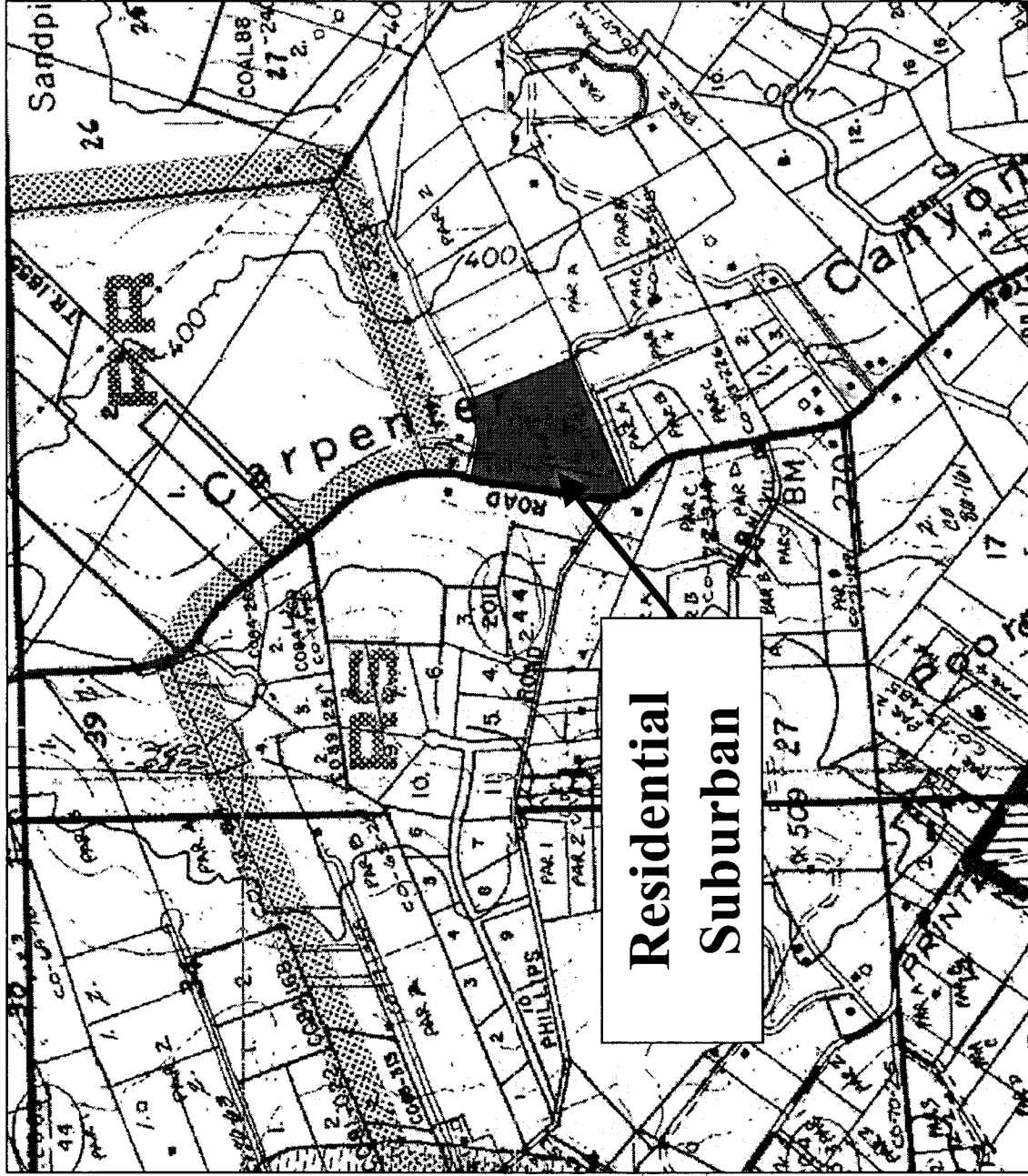
Vicinity Map



Project

Sharps Tentative Parcel Map CO02-0011

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Residential  
Suburban

Project

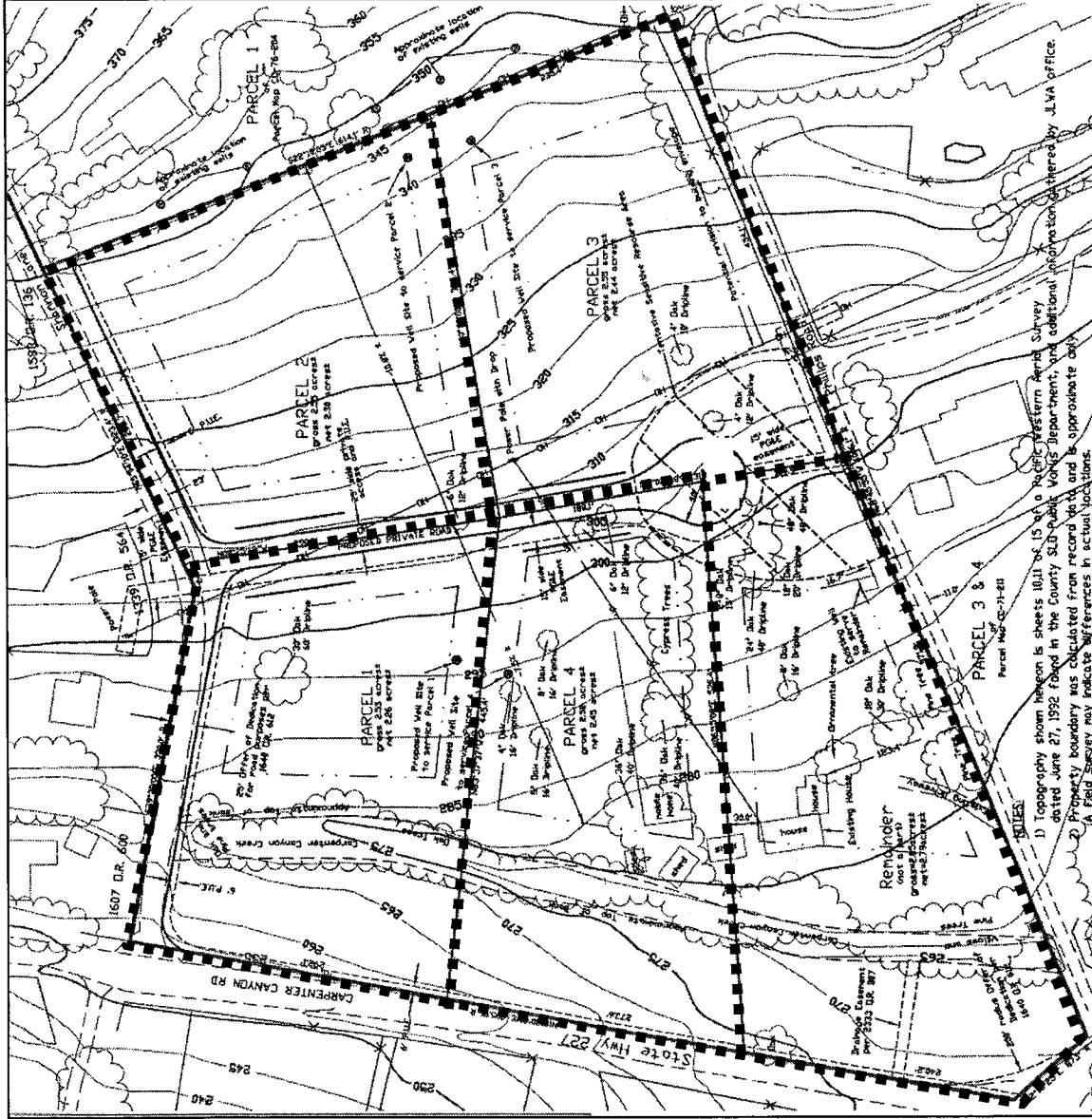
Sharps Tentative Parcel Map CO02-0011



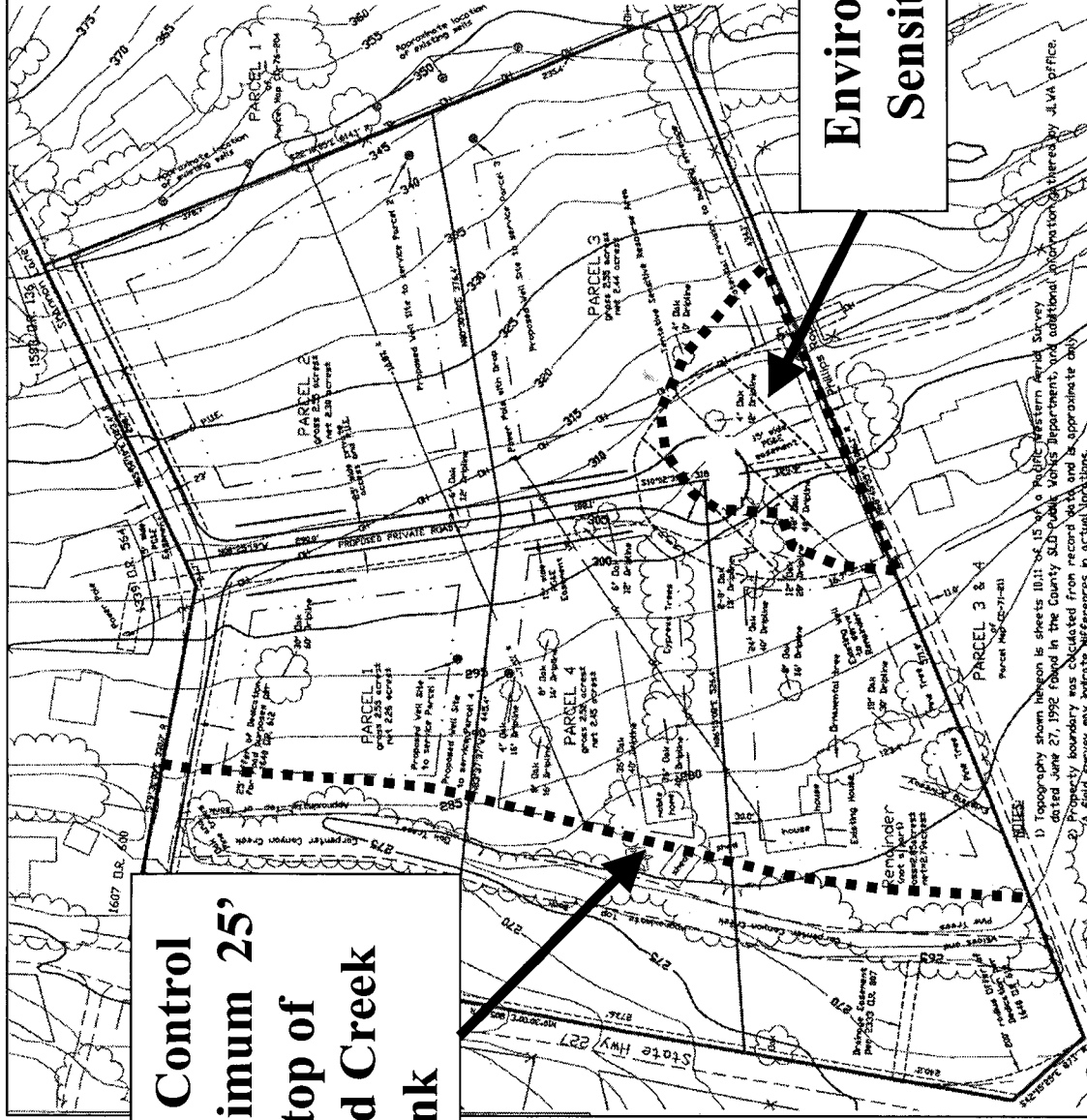
Exhibit

Land Use

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**Building Control  
Line - Minimum 25'  
from top of  
identified Creek  
bank**

**Environmentally  
Sensitive Area**

**Project**

**Sharps Tentative Parcel Map CO02-0011**

**Exhibit**

**Development Restrictions**

